



Minutes of the **Regular Meeting** of the **Riverdale City Planning Commission** held Tuesday, **August 28, 2007** at 5:30 pm at the Riverdale Civic Center, 4600 South Weber Drive.

Members Present:

Don Farr, Chairman
Don Hunt, Member
Norm Searle, Member
Bart Stevens, Member
Kathy Tanner, Member

Members Excused:

David Gailey, Member

Members Absent:

Allen Miller, Member

Others Present:

Randy Daily, Community Development Director
Marie Alvord, Planning Commission Secretary
Approximately three (3) Citizens

1. CALL TO ORDER

Chairman Pro Tempore Hunt called the meeting to order and welcomed all those in attendance. He acknowledged that Commissioner Gailey and Commissioner Miller were excused.

2. CONSIDERATION OF APPROVAL OF THE MEETING MINUTES

It was noted that changes were discussed in the preplanning meeting.

Motion: Commissioner Searle moved to approve the Preplanning and Regular meeting minutes of August 14, 2007 with the noted corrections and waive the reading of the minutes. Commissioner Tanner seconded the motion.

Call the Question:

The motion passed unanimously.

3. DISCUSSION AND REVIEW FOR CONVERTING APARTMENTS INTO OWNER OCCUPIED TOWNHOUSES, 1194 & 1196 WEST 4400 SOUTH

Mr. Daily noted that this item is for discussion only and no motions will be taken at this time. Mr. Doug Bassett, petitioner, said that the purpose for this presentation is to find out the costs associated with the change. It was noted that interior remodeling has taken place to update the apartments and further work is planned, including parking lot and exterior work. Chair pro tempore Hunt asked if it was architecturally possible for the conversion from apartments to single units. Mr. Daily said that an architect would need to be involved in the change. He continued to note that major issues in the conversion include Building Code and City Ordinance compliance, the General Plan and Master Plan would need to be changed. A general discussion was held on the following items:

- Fire access – Fire Department approval needed
- Open / Recreation space – No open space currently exists
- Number of units – 24
- Maintenance of exterior of building
- Owner occupied units

Commissioner Stevens said that he would like to see the architectural drawings of the proposed change, noting that it looks like an apartment right now and would like it to look individually owned. Commissioner Tanner said that in her opinion the major issues for the conversion include the lack of open space noting that the PRUD Ordinance requires a minimum of a picnic or gathering area, extra parking, the exterior of the building, and the mention of limitation of allowable rental units. She said that if the units are stipulated owner occupied they should be 100% owner occupied with no rental units. Chair pro tempore Hunt noted that if the units are owner occupied the units will be maintained better. He requested that the applicants show how open space may be created. Mr. John Beutler, petitioner, noted that the intent is to make each unit individually colored to help with the distinction between units. He feels that they can come up with a win-win situation and make the property more marketable and nice for the City.

Mr. Daily stated that the next step in the process would be to have a Public Hearing for the proposed PRUD which is notified similar to a rezone and amend the City's General Plan. He said that the Public Hearing could wait if the Planning Commission feels that they need more information, such as some design sketches, from the applicant. Chair pro tempore Hunt noted that the proposed change seems vague and that he would like to see more of a concept from the petitioner. Mr. Daily noted that the petitioner must understand that the Planning Commission may place any reasonable restriction from the PRUD Ordinance they see necessary. He also noted that the ordinance is new and the purpose of the PRUD Ordinance change was to include amenities and open space within the development. Mr. Beutler asked if open space would be required by the City. It was noted that a common space will be required. Mr. Beutler said that they would bring in a more concrete proposal and thanked the Planning Commission for their time.

4. CONSIDERATION AND RECOMMENDATION OF SITE PLAN AMENDMENT FOR BROOK HAVEN OFFICE PARK / RESTAURANT, 4905 SOUTH 1500 WEST

Mr. Daily noted that the Planning Commission held an in-depth discussion in the preplanning meeting about Mr. Farr's proposed amendments to the Brook Haven Office Park. He recommended to the Planning Commission that they recommend to the City Council approval of the proposed amendments as discussed in the preplanning meeting.

Commissioner Tanner said that in her opinion Mr. Farr's development has gone above and beyond anything she expected for the development. Chair pro Tempore Hunt noted that the Planning Commission did not have a complete list of the redline comments from the City Engineer and Public Works Director. He then asked if Mr. Farr has addressed all redline items. Mr. Daily stated that he has met with Mr. Scott Nelson, CEC Engineering and Mr. Lynn Moulding, Public Works Director and noted that they are satisfied that Mr. Farr's development will meet all the requirements. Chair pro Tempore Hunt said that in his opinion Mr. Farr's development is a fine project. Commissioner Searle said that based on the preplanning discussion and his visit to the facility in his opinion, it is a nice development and he would recommend to City Council approval of the amended development. Commissioner Stevens concurred with what was previous spoken and noted that he likes seeing aesthetically built office area and that it is a nice addition to the City.

Motion: Commissioner Tanner moved to recommend to the City Council approval of the amendments of the Brook Haven Office / Restaurant in the special use district Landmark development zone at 4905 South 1500 West. Commissioner Stevens seconded the motion.

Call the Questions:

The motion passed unanimously.

5. DISCRETIONARY BUSINESS

No discretionary business was discussed.

6. ADJOURNMENT

There being no further business to come before the Planning Commission, Commissioner Tanner moved to adjourn the meeting. Commissioner Searle seconded the motion. The motion passed unanimously. The meeting was adjourned at 7:15 pm.

Attest:

Approved:

Marie Alvord,
Planning Commission Secretary

Don Farr, Chair